

Stone house. 3 bedrooms. Barn and courtyard. Near Mansle. Ideal first purchase or rental investment.



## INFORMATION

Town:	Aunac-sur-Charente
Department:	Charente
Bed:	3
Bath:	1
Floor:	84 m <sup>2</sup>
Plot Size:	305 m <sup>2</sup>

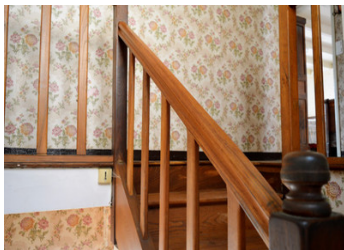
## IN BRIEF

A charming little village house just waiting to be improved... This house, with its old wooden floors and exposed beams, will need some renovation work, but with its 3 bedrooms, recent electrics and electric central heating, it already has some interesting features.

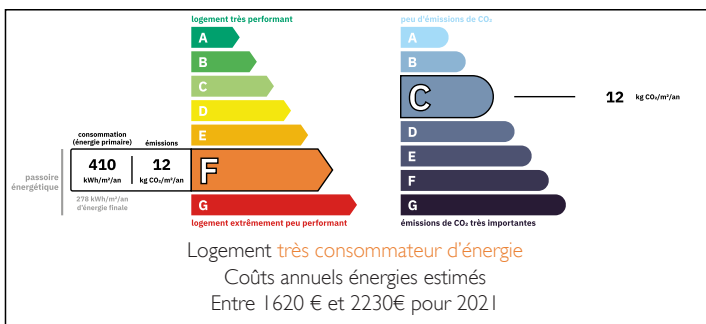
Very well exposed and in a charming village, it is very close to the dynamic village of Aunac where you will find all the essential amenities (bakery, grocery shop, health centre, pharmacy).

The 60 m<sup>2</sup> barn in the courtyard also offers great potential.

Ideal as a first-time buyer or rental investment.

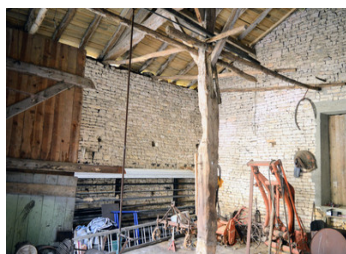
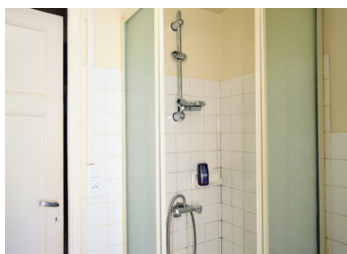


## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

The house comprises

### ON THE GROUND FLOOR

\*Unfitted kitchen; 14 m<sup>2</sup>.

Open onto

\*Living/dining room: fireplace with wood burner; 22.57 m<sup>2</sup>.

\*WC

### ON THE FIRST FLOOR

\* 3 bedrooms with old wooden floors and exposed beams; 13, 15 and 10 m<sup>2</sup>.

\* Shower room: shower, washbasin; 2.8 m<sup>2</sup>.

CELLAR (access from the house)

COURTYARD (90 m<sup>2</sup>): Authorised passage for three residents

BARN: 60 m<sup>2</sup> approx.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe habitation: EUR

## NOTES